

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
Aug 17, 2016**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Guarino, Chair and the roll was called by the Secretary.

**PRESENT: Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain**

**ABSENT: Lazarine, Cone**

- Chairman's Statement
- Announcements
  - Rehabber Club - August Meeting - August 26 - 5 PM - 6:30 PM - 223 Third Street
  - Historic Homeowner Fair - August 27- 9:30 AM - 3 PM - Pearl Stable, 307 Pearl Pkwy
  - STAR in the Mission District - Application Deadline - August 31
- Citizens to be heard

The Commission then considered the Consent Agenda which consisted of:

- |                               |   |
|-------------------------------|---|
| • Item # 1, Case No. 2016-317 | 903 N ST MARYS                              |
| • Item # 2, Case No. 2016-315 | 112 E PECAN ST                              |
| • Item # 3 Case No. 2015-387  | 129 CROFTON                                 |
| • Item # 4, Case No. 2016-313 | 1283 ASHLEY ROAD- STINSON MUNICIPAL AIRPORT |
| • Item # 5, Case No. 2016-274 | 431 HAYS ST                                 |
| • Item # 6, Case No. 2016-175 | 6709 FOREST VILLAGE                         |
| • Item # 7, Case No. 2016-322 | 620 WILLOW DR                               |
| • Item # 8, Case No. 2016-329 | 2158 W KINGS HWY                            |
| • Item # 9, Case No. 2016-327 | 1935 W WOODLAWN                             |
| • Item #10, Case No.2016-320  | 100 N MAIN                                  |
| • Item #11 Case No. 2016-324  | 2411 BROADWAY                               |
| • Item #12 Case No. 2016-326  | 1801 N PALMETTO                             |
| • Item #13 Case No. 2016-333  | 1018 E GRAYSON ST                           |
| • Item #14 Case No. 2016-330  | 409 FLORIDA ST                              |
| • Item #15 Case No. 2016-310  | 1334 S FLORES ST                            |
| • Item #16 Case No. 2016-323  | 637 V.F.W. BLVD                             |
| • Item #17 Case No. 2016-319  | 1300 GUADALUPE ST                           |
| • Item #18 Case No. 2016-254  | 327 W CRAIG PL                              |
| • Item #19 Case No. 2016-334  | 2109 W MISTLETOE                            |
| • Item #20 Case No. 2016-278  | 22 E MITCHELL ST 203 FELISA 215 FELISA      |
| • Item #21 Case No. 2015-024  | 155-161 E COMMERCE ST.                      |

Items #20 & #21 were pulled for a citizen to be heard.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve the Consent Agenda with staff recommendations based on the findings.

**AYES: Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain**

**NAYS: None**

**THE MOTION CARRIED.**

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**20. HDRC NO. 2016-278**

Applicant: Mark Tolley/210 Development Group

Address: 222 E MITCHELL, ST 203 FELISA, 215 FELISA

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish eight buildings on the St. John's Seminary property and two, single family residences as noncontributing structures. The demolitions are identified on the demolition site plan as buildings 5, 8, 9, 10, 11, a, c, d, e and f.
2. The rehabilitation of St. Mary's Hall, Drossaerts Hall and Margil Hall.
3. The construction of seven new structures.

**FINDINGS:**

a. The St. John's Seminary campus first opened at this location in 1920 with the construction of the main, 3-story building located to the northeast of Mission Concepcion. A second building, Margil Hall, was constructed in 1935 to the rear of the main seminary building. St. Mary's Hall, to the north along Mitchell Street, was constructed in 1949. Several other buildings were constructed after 1951, including the chapel immediately to the east of the Mission Concepcion. Other site features include an allée of trees between Mission Road and the main seminary building, multiple sports courts and a historic koi pond.

b. At the June 17, 2015, HDRC Hearing, the HDRC found structures 5, 9 and 10 to be contributing as recommended by OHP staff and that every attempt should be made to relocate these structures within the Mission Historic District. The applicant has noted that the relocation of the structures 9 and 10 do not qualify for transport, has provided a structural analysis and documentation on the inability to sale the structures. The HDRC found the remaining structures, 8, 11, a, c, d, e and f to be eligible for demolition to be approved administratively.

c. Conceptual approval of the proposed new construction was also granted at the June 17, 2015, HDRC Hearing with the stipulations that the applicant incorporate additional materials such as brick and cast stone in order to more appropriately complement the surrounding structures, that the applicant incorporate additional architectural details, that the applicant incorporate contemporary architectural details and that an archaeological investigation is required.

d. This request was reviewed by the Design Review Committee on June 22, 2016, who noted that the existing structures should be taken into consideration as a buffer between the new construction and Mission Concepcion, that board and batten siding is appropriate, that brick would further complement the historic structures on site and that terra cotta roof tiles were preferred over composite shingles.

e. This request was reviewed by the Design Reivew Committee on August 9, 2016, where committee members noted that the proposed heights of two and three stories is appropriate, that the use of vinyl windows is appropriate given that a shadow line is created, that the use of composite roof tile is appropriate and that the proposed new construction will be screened from view at the Mission by existing structures.

f. **REHABILITATION** – The applicant has proposed to rehabilitate and restore St. Mary's Hall, Drossaerts Hall and Margil Hall which includes the repair to original brick, limestone, cast stone, clay roof tiles, wood windows and casement windows. The applicant's proposed rehabilitative efforts are appropriate and consistent with the Guidelines.

g. **MISSION PROTECTION OVERLAY DISTRICT** – This project falls within the MPOD and contains a height that complies with the height requirements.

h. **SETBACKS** – The applicant has presented a site plan which uniquely positions each new structure to have a setback that is consistent throughout the site, be oriented toward both the interior courtyard as well as address each street and feature primary entrance orientations that are situated to respond to the automobile circulation of the site. This is consistent with the Guidelines for New Construction 1.A.

i. **SCALE & MASS** – The existing, contributing structures at St. John's Seminary feature both one and multiple story structures. The applicant has proposed a series of one, two and three story structures which vary in height at various locations. The applicant has proposed for each structure to feature height transitions as well as similar floor heights as the existing, contributing structures. This is consistent with the Guidelines for New Construction 2.A.

j. **ROOF FORM** – Many of the existing, contributing structures at St. John's Seminary feature moderately pitched

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ridged hipped roofs. The applicant has proposed for each of the new structures to have similar roofs. This is consistent with the Guidelines for New Construction.

k. **RELATIONSHIP OF SOLIDS TO VOIDS** – According to the Guidelines for New Construction 2.C. in regards to the relationship of solids to voids, the applicant has proposed a façade arrangement which features proportionately sized windows and facades which feature a base, midsection and cap. This is consistent with the Guidelines.

l. **LOT COVERAGE** – With the construction of multiple new structures, the applicant will be covering a large percentage of the available lot space, however, the existing Seminary structures provide the precedent with a campus-like design. Staff finds the applicant's proposed site design appropriate and consistent with the Guidelines for New Construction D.i.

m. **MATERIALS** – The applicant has proposed materials which include cement plaster, Hardi board and batten siding, vinyl windows and doors, cast stone trim, wood trim and barrel tile roofing. Generally, the applicant's proposed materials are appropriate; however, staff recommends the applicant use fiberglass windows.

n. **WINDOWS** – As previously mentioned, the applicant has proposed to use vinyl windows. Staff recommends the applicant inset each window at least 1 inch within walls.

o. **ARCHITECTURAL DETAILS** – New structures in historic districts should be designed to reflect their own time while respecting the historic context of the district. Staff finds that since conceptual approval, the applicant has incorporated additional materials that separate and define various levels and functions of the proposed facades. Additionally, staff finds that the incorporation of Hardi board on the interior contributes to the overall lowering of mass and scale.

p. **LANDSCAPING** – The applicant has proposed parking internally within the site to be surrounded by the proposed new construction and historic structures. Additionally, the applicant has proposed surface parking at the corner of Mission Road and E Mitchell. The applicant has proposed to maintain the existing trees and to install new fencing to serve as a buffer between the proposed parking lot and the public right of way. Within each proposed parking lot, the applicant has proposed to install trees on parking islands and maintain islands of grass throughout. Staff finds this appropriate.

q. **ARCHAEOLOGY** – The property is within the River Improvement Overlay District, the local Mission Historic District, the Mission Parkway National Register of Historic Places District, the Mission Concepcion National Register of Historic Places District, and the recorded Battle of Concepcion battlefield area. Furthermore, the project footprint is within the site boundaries of previously recorded archaeological site 41BX12, which is also a registered State Antiquities Landmark (SAL). Under state law, the SAL designation mandates that the development project will require coordination with the Texas Historical Commission prior to the commencement of construction efforts. In addition, as illustrated on historic maps, the property is traversed by the Pajalache or Concepcion Acequia, a registered National Historic Civil Engineering Landmark. Human remains have also been recorded next to this project area, and could possibly extend into the property. The development project shall comply with the Health and Safety Code of Texas, a state law regarding human remains. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to the commencement of field efforts. Archaeological investigations shall be required for the project area.

#### **RECOMMENDATION:**

Staff recommends approval based on finding a through m with the following stipulations:

- i. That the applicant provide a salvaging plan for 203 and 215 Felisa.
- ii. That the applicant inset each vinyl window at least 1 inch within each wall.
- iii. That the applicant provide a detailed landscaping plan.
- iv. Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

**CITIZEN TO BE HEARD:** Maria Torres, Sofia Torres ( yielded her time to Maria Torres), Mickey Killian, Lance Aaron, Candie Beltran, Al Arreola Jr, Donna Schnader (yielded her time to Maria Torres), Antonio Diaz.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman for approval based on staff stipulations

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:**

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**THE MOTION CARRIED**

**21. HDRC NO. 2015-024**

Applicant: Crockett Urban Ventures

Address: 155 - 161 E COMMERCE ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for:

1. Landscaping at the River Walk level.
2. The façade arrangement of the River Walk, street and second levels on the River Walk, N St Mary's and E Commerce facades.

**FINDINGS:**

a. The request for a Certificate of Appropriateness for demolition with new construction at 155-161 E Commerce was originally heard by the Historic and Design Review Commission on February 3, 2016. At that hearing, the commission gave final approval the proposed tower with the exception of landscaping at the Riverwalk level and the façade arrangement of the Riverwalk, N St Mary's and E Commerce facades on the Riverwalk, street and second levels. At this time, the applicant is requesting a Certificate of Appropriateness for the items.

b. This request was reviewed by the Design Review Committee on July 26, 2016, where committee members commented on the proposed landscaping plan, questioned the relationship between stone cladding of the proposed new construction and the neighboring historic structure. They also recommended the applicant coordinate with the Center City Development and Operations Department in regards to appropriate and manageable plant materials.

c. Center City Development and Operations Department staff met with the applicant and recommend the following in regards to the proposed site and landscaping plan: That the applicant use alternate surfaces to decomposed granite, that the 14" limestone wall be raised to no less than 28" in height and that it feature curved edges, that a Pond Cypress be installed, that the existing lighting be retained on the Riverwalk, that the small tree at the west end of the landscaping plan be removed and replaced with a more appropriate plant material due to existing shade and that all plant materials be coordinated with the River Operations Superintendent prior to acquisition and installation.

d. PEDESTRIAN CIRCULATION – The applicant has proposed a restaurant and outdoor seating area at the Riverwalk level at the rear of the proposed hotel tower. The proposal is consistent with the UDC Section 35-672(a)(2) in regards to pedestrian circulation and linking the various functions and spaces on a site with sidewalks in a coordinated system. UDC Section 35-672(a)(5) addresses pedestrian access along the Riverwalk pathway and how it shall not be blocked by queuing, hostess stations and tables and chairs. The applicant has provided an updated site plan noting that the public right of way will not be blocked. This is consistent with the UDC.

e. LANDSCAPE DESIGN – The UDC Section 35-673(e) states that a variety of landscaping materials should be used on properties adjacent to the river. Additionally, per 35-673(f), indigenous and non-invasive species should be used in RIO-3. The applicant has proposed a number of plant materials to be located throughout both the river and street levels of the new construction. This is consistent with the UDC.

f. PAVING MATERIALS – Per the UDC Section 35-673(g), an important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Walkway, patio and courtyard paving should vary throughout properties abutting the river. Additionally, pervious paving is encouraged where feasible and appropriate for the site. The applicant has proposed many paving materials for the site including colored concrete, streetscape pavers, chevron pavers, a decomposed granite patio and a Spanish tile patio. These materials are consistent with the UDC.

g. SITE WALLS – The applicant has proposed a number of low site walls to separate spaces within the site. Each site wall has been proposed to feature an appropriate height as well as architectural and landscaping materials that are consistent with those permitted by UDC Section 35-673(h)(2). Per CCDO's recommendation, staff finds that the applicant should raise the height of each site wall to no less than 28" inches in height and that they feature curved edges.

h. LIGHTING – Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the Riverwalk. The applicant has provided information located in the construction document set that addresses exterior lighting and information regarding

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fixture materials and locations. This is consistent with the UDC. At the Riverwalk level, an existing light pole provides lighting to the public right of way. CCDO staff recommends that the applicant retain this existing lighting.

i. **EXISTING STREET TREES** – The applicant has proposed to remove four (4) street trees along N St Mary's of approximately six (6) inches in diameter each and install one (1) new trees at the corner of E Commerce and N St Mary's, one (1) at the northern side of the site along N St Mary's, one (1) Bald Cypress at the Riverwalk level and three ornamental trees within the patio area on the Riverwalk level. Staff recommends that the applicant install a Pond Cypress per CCDO's recommendation and remove the proposed western most tree on the Riverwalk level.

j. **HUMAN SCALE** – According to the UDC Section 35-674(b) a building shall appear to have a "human scale". To comply with this, an building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has provided evidence that they have met each of these requirements.

k. **MATERIALS** – The UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. The applicant is proposing materials including masonry, limestone, glass curtain walls, glass panels and other cementitious materials consistent with those found throughout RIO-3. Staff finds that this is consistent with 35-67(d)1).

l. **FAÇADE ARRANGEMENT and PEDESTRIAN CIRCULATION** – The applicant has provided updated information regarding façade arrangement for the proposed new construction in relationship to the adjacent historic structures. Commerce Street consists primarily of storefront facades at the street level. At the corner of N St Mary's and E Commerce, the applicant has proposed a glass curtain wall system. To the immediate west of the proposed curtain wall system, the applicant has proposed a limestone wall featuring approximately forty-six (46) feet in height with no fenestration. Given this wall's location between the street corner and the Dwyer Building, staff finds more visual interest is needed to enhance the pedestrian experience. The applicant should incorporate fenestration or some other element instead of a solid wall at the street level on Commerce. This is more consistent with the existing streetscape and downtown character.

m. **ARCHAEOLOGY** – The property is located within the River Improvement Overlay District, the Spanish Colonial Potrero, and is adjacent to the San Antonio River. Moreover, it is in close proximity to the Main and Military Plazas National Register of Historic Places District. Furthermore, previously recorded archaeological site 41BX483 is located within the project boundary. Therefore, archaeological investigations are required.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through l with the following stipulations:

- i. The applicant create and supply staff with Dutchmen samples prior to their production and installation on the Dwyer Building façade to ensure appropriate materials, textures and detailing.
- ii. Archaeology – An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- iii. That alternate surfaces to decomposed granite are used, that the 14" limestone wall be raised to no less than 28" in height and that it feature curved edges, that a Pond Cypress be installed, that the existing lighting be retained on the Riverwalk, that the small tree at the west end of the landscaping plan be removed and replaced with a more appropriate plant material due to existing shade and that all plant materials be coordinated with the River Operations Superintendent prior to acquisition and installation.
- iv. That the applicant introduce visual interest such as fenestration and façade separating elements to the new construction's E Commerce façade at the street level to enhance the pedestrian experience.

**CITIZEN TO BE HEARD:** Susan Beavin, - had a comment

Danna Schneider, Gregory Fox, Christine Miller, Tara Borth, Caden Summers, Robert Fera – all spoke in opposition

#### **COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Laffoon approve with staff stipulations with additional stipulations that the applicant work with the River Authority and that the cisterns not have any plant material growing on them.

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:** None

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## **THE MOTION CARRIED**

### **22. HDRC NO. 2016-332**

**Applicant:** Office of Historic Preservation

**Address:** 227 ARANSAS, 227 BROADWAY, 604 CAROLINA, 850 W CINCINNATI, 1509 CLARK, 1502 E COMMERCE, 3126 S FLORES, 5314 S FLORES, 5538 S FLORES, 6010 S FLORES, 6112 S FLORES, 202 FREDERICKSBURG, 820 FREDERICKSBURG, 2318 FREDERICKSBURG, 103 FRIO CITY RD, 419 S HACKBERRY, 2353 E HOUSTON, 1502 MCCULLOUGH, 1903 MCCULLOUGH, 203 N NEW BRAUNFELS, 901 NOGALITOS, 1332 S NEW BRAUNFELS, 2418 S PRESA, 3920 S PRESA, 550 RUIZ, 2234 N ST MARYS, 3011 N ST MARYS, 3502 N ST MARYS, 301 VINE, 1001 S ZARZAMORA

### **REQUEST:**

The applicant is requesting a Finding of Historic Significance for 34 properties that were surveyed as part of the Gas Station Resource Survey and identified as architecturally, historically and culturally significant.

### **FINDINGS:**

- a. These eligible properties were identified through a comprehensive survey of historic gas stations undertaken in 1983 by the San Antonio Conservation Society that was updated and expanded beginning in 2012. In addition to producing documentation about hundreds of historic gas stations located in San Antonio, the organization published an online portal allowing public access to the survey results. Volunteers reviewed the properties to identify those potentially eligible for landmark designation.
- b. On May 3, 2016, the Office of Historic Preservation and San Antonio Conservation Society co-hosted an event called "San Antonio or Bust: Historic Landscapes of the American Road Trip" at Deco Pizzeria, a historic gas station and local landmark on Fredericksburg Road. The Preservation Month event celebrated the rich collection of local roadside architecture by asking guests to share their thoughts and stories about the properties.
- c. Consistent with the UDC sec. 35-607(b)(1), these properties are a reminder of the cultural heritage of San Antonio as a crossroads for many historic routes such as the Old Spanish Trail and the Meridian Highway.
- d. Consistent with the UDC sec. 35-607(b)(6), these utilitarian structures maintain their historic, architectural, and cultural character as pervasive vernacular building types.
- e. Consistent with the UDC sec. 35-607(b)(7), the locations and physical characteristics of these gas stations are significant. Placed strategically along popular thoroughfares into downtown San Antonio, these properties trace the history of transportation in the early twentieth century prior to the arrival of the interstate system. Their physical characteristics reflect the brands of oil companies, many of which were first established in Texas.
- f. Consistent with the UDC sec. 35-607(b)(8), the properties maintain a high level of historical, architectural, and cultural integrity related to their locations along historic roadways, original designs reflecting oil company brands, and authentic materials and decorative features including brick, wood, tile, and stucco.
- g. Consistent with the UDC sec. 35-607(b)(11), gas stations exemplify the economic heritage of the oil industry that played an important role in the economic growth of the state in the early twentieth century. They also represent a societal shift from older transportation methods to a reliance on personal automobiles. Finally, these properties document San Antonio's role as a destination city included on several historic cross-country routes.
- h. Historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for the substantial rehabilitation of historic properties. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive.

### **RECOMMENDATION:**

Staff recommends approval of a Finding of Historic Significance for the 34 properties specified above.

**CITIZENS TO BE HEARD:** Susan Beavin, spoke in support

LJ Ferguson, Norbert Castresow, Carmen Looper, Luis Garza, Lance Aaron, Luis Garza Jr (yielded his time to Luis Garza).- all spoke in opposition

### **COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Salmon for approval of designation of the requested addresses, excluding 3011 N ST Mary's.

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**AYES:** Guarino, Connor, Garza, Salmon, Grube, Laffoon, Brittain  
**NAYS:** Feldman

**THE MOTION CARRIED**

**23. HDRC NO. 2016-314**

**Applicant:** Norberto Castrejon/Quantum Sign Lab

**Address:** 175 E HOUSTON ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install signage at 175 E Houston Street, suite 115 for Zocala. The sign is to be 42 ¾" tall at its tallest and five feet in length.

**FINDINGS:**

a. The applicant has proposed to install signage at E Houston Street, suite 115 for Zocala. The sign is to be 42 ¾" tall at its tallest and 60" in length for an overall size of 35.6 square feet.

b. Per the UDC Section 35-678(e)(1), total signage for all applicants shall not exceed fifty (50) square feet, however, signs should be designed to reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians and drivers of slow moving cars should not be the same size as signs designed for highway traffic. Additionally, per UDC Section 35-678(d), signage width and height must be in proportion to the façade, respecting the size, scale and mass of the façade, building height and rhythms and sizes of window and door openings. Staff finds that the applicant's overall size is inappropriate for the proposed signage location. Staff recommends the applicant reduce the overall scale of the sign to be more appropriately scaled. Staff has included two previous signs at this location in the exhibits which staff finds to be appropriately scaled.

c. The applicant has proposed for the sign to be illuminated by exposed neon lights. Per the UDC Section 35-678(c)(4), neon lighting shall be permitted when used as an integral architectural elements or artwork appropriate to the site.

**RECOMMENDATION:**

Staff recommends approval based on findings a through c with the stipulation that the applicant reduce the overall scale of the proposed sign to be more appropriate for its proposed location.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Grube to approve with staff stipulations and the stipulation that the sign be no taller than 30 inches in height.

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:** None

**THE MOTION CARRIED**

**24. HDRC NO. 2016-318**

**Applicant:** Kaliki Mendoza/Southwest Signs

**Address:** 815 S ST MARYS, 809 S ST MARYS

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install signage at 811 S St Mary's featuring total of approximately thirteen (13) square feet.

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**FINDINGS:**

- a. The structure at 809 S St Mary's is commonly known as the King William Professional Building and was constructed circa 1940. It has undergone recent façade modifications which include the installation of two blade signs reading "Brigid" featuring approximately nine square feet and "Francis Bogside" featuring approximately eight square feet. Both signs are constructed of steel and copper and are back lit to produce halo lighting.
- b. The applicant has proposed to install a blade sign reading "Alamo City Cryotherapy" to feature white lexan face to be internally illuminated by white LED lights. The proposed sign will be 24 inches in height and 3' – 4" in length for an approximately square footage of thirteen (13) sq ft.
- c. Staff finds the overall size of the proposed signage appropriate; however, staff finds that internal illumination in addition to white lexan faces will illuminate the entire sign cabinet, which is not consistent with the Guidelines for Signage 1.E. Staff recommends the applicant incorporate a sign face and lighting method that will produce back lighting or halo lighting.

**RECOMMENDATION:**

Staff does not recommend approval based on finding b. Staff recommends the applicant incorporate a sign face and lighting method that will produce back lighting or halo lighting.

**APPLICANT WITHDREW REQUEST**

**25. HDRC NO. 2016-227**

Applicant: Ignacio Salas-Humara

Address: 319 BARRERA

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Apply a new mortar color to the existing, non-original stone.
2. Remove the existing wrought iron elements of the primary historic structure including the railing, columns and security bars.
3. Remove the existing vinyl siding and install wood and corrugated metal siding.
4. Install new 6x6 cedar columns.
5. Perform exterior modifications to the existing porch including the separation of the porch roof from the side gable roof and the removal of the existing, non-original porch tiles.
6. Install standing seam metal roof.
7. Construct a rear addition of approximately 100 square feet.
8. Perform exterior modification and construct a second level addition to the rear, non-original accessory structure.
9. Perform modifications to the existing carport structure.
10. Install a new, crushed granite driveway.
11. Install a new front yard fence to replace the existing chain link fence.
12. Landscaping including xeriscaping.

**FINDINGS:**

- a. The historic structure located at 319 Barrera was constructed circa 1890 and features a side gable roof similar to many of the other historic structures in the 300 block of Barrera. The structure currently bears many modifications including a non-historic stone front façade, vinyl siding, a red standing seam metal roof, wrought iron porch railings and columns, non-original porch tile, aluminum windows and a series of small additions at the rear. The property also features a non-original accessory structure and a car porch which spans the entire width of the driveway from the front façade of the primary historic structure to the rear accessory structure.
- b. Staff performed a site visit in February 2016, as well as on June 22, 2016, and found that the introduction of an accessory structure featuring multiple floors is not in keeping with the historic context of Lavaca where accessory structures are modest in size and massing.
- c. **FAÇADE MATERIALS** – The applicant has proposed to maintain the existing stone façade and apply a new mortar color over the existing stone. Staff finds that the existing stone façade provides a false sense of history. Staff recommends the applicant study remove the existing stone and installing an appropriate siding material.
- d. **FAÇADE MATERIALS** – The applicant has proposed to remove the existing vinyl siding that currently exists on



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the west, north and east facades and install wood siding on the primary historic structure. Staff finds this request appropriate and consistent with the Guidelines.

e. **FAÇADE MATERIALS** – The historic structure currently features two additions to its east side, both of which the applicant has proposed to clad in a flat-seamed metal siding. The applicant has proposed corten, galvalume or a grey zinc finish. The Guidelines for Additions 3.A.i. states that complementary materials that match the original materials in type, color and texture should be used. Staff finds the use of metal siding inappropriate.

f. **PORCH MODIFICATIONS** – The applicant has proposed to remove the existing wrought iron railings, security bars, floor tile and columns currently existing on the front façade. The applicant has proposed to install cedar 6x6 columns to replace the existing wrought iron columns. The removal of the existing wrought iron elements and floor tile are appropriate, however, the applicant's proposal of a simple square column is not appropriate for a Folk Victorian style house. Staff recommends the applicant propose a column design that is architecturally appropriate.

g. **PORCH MODIFICATIONS** – The applicant has proposed to reconfigure the roof of the front porch roof to be complete separate from that of the side gable; this would result in a side gable with a front shed. The separation of those two roof forms is appropriate, however, the front facing roof form should feature a pyramidal or tapered hipped form, similar to the roof forms found at 315 Barrera, 305 Barrera and 301 Barrera. Staff recommends the applicant incorporate a similar, architecturally appropriate roof form into the proposed design at 315 Barrera.

h. **ROOF MATERIALS** – The applicant has proposed to replace the existing, red standing seam metal roof with a new standing seam metal roof. The applicant should ensure that panels that are 18 to 21 inches in width should be used, seams are 1 to 2 inches in height should be used, that a crimped ridge seam that's historically appropriate be used, that a low profile ridge cap be used and that a galvalume finish be used.

i. **ADDITION – PRIMARY** – At the rear of the primary historic structure, the applicant has proposed to construct an addition of approximately 100 square feet to include a similar roof height and roof form as the primary historic structure. Staff finds the applicant's proposed footprint and location, at the rear of the primary historic structure appropriate.

j. **ADDITION – ACCESSORY** – At the rear of the primary historic structure on the east side of the lot, the applicant has proposed to construct a second story addition to the existing accessory structure. According to the Guidelines for Additions 1.A., additions should be designed in keeping with the historic context of the block. Additionally, according to the Guidelines for Additions 1.B., additions should be subordinate to the principle facade of the original structure in terms of their scale and mass. The applicant has proposed a two story metal clad accessory structure to the rear (east) of a single story historic structure. Staff finds the applicant's proposal inappropriate and inconsistent with the Guidelines.

k. **ADDITION – ACCESSORY** – In regards to height, additions should be consistent in height with the primary historic structure. The applicant has proposed an overall height of 21' – 6" with an additional 10' of trellis structure for the accessory structure's addition. The overall height of the primary historic structure is approximately fifteen (15) feet in height. The applicant has provided a line of sight diagram which notes that the proposed addition to the accessory structure will not be seen from the public right of way on Barrera; however, the accessory structure is not immediately to the rear of the primary historic structure and will be visible from the public right of way.

l. **ADDITION – ACCESSORY** – In regards to materials, the applicant has proposed materials which include solid, corrugated and perforated corten siding, a metal canopy and a metal trellis structure. Staff finds that these materials may be appropriate is properly dimensioned to complement the traditional siding dimensions found throughout the Lavaca Historic District. Staff finds that the applicant should include windows that are consistent with the Historic Design Guidelines, Window Policy Document.

m. **ADDITION – ACCESSORY** – Architecturally, the applicant has proposed an addition to the existing accessory structure that provides little façade separation and does not provide a clear contemporary interpretation to relate it to the primary historic structure on the lot or other structures located in the Lavaca Historic District. Staff finds that modified roof forms, such as a shed roof or partial hipped roof or a partial split level plan featuring a shed roof with a similar profile as the street facing slope of the historic structure's side gable roof may not only reduce the massing of the proposed structure, but also provide an appropriate contemporary interpretation.

n. **CARPORT** – Currently, a lean-to type carport structure existing on the property that spans from the front façade of the primary historic structure to the front façade of the rear accessory structure. The applicant has proposed to modify the length of the carport by removing a portion of the carport that extends to the front of the primary historic structure. The applicant has also proposed to reduce the overall width of the carport. Staff finds that the applicant's reduction in mass to the existing carport is appropriate. Staff recommends the removal of the proposed galvanized pipe trellis to continue to reduce overall massing.

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o. **DRIVEWAY** - The applicant has proposed to remove the existing concrete driveway and install a crushed granite driveway to be ten (10) feet in width. According to the Guidelines for Site Elements 5.A., driveways in historic districts should be no wider than ten (10) feet in width. The applicant's proposal is consistent with the Guidelines.

p. **FENCING** - The applicant has proposed to replace the existing side yard chain link fence with a new perforated corten fence and gate. According to the Guidelines for Site Elements 2.B.v., new fences should be constructed of materials found historically throughout the district. Staff finds that a corten fence is not appropriate, however, a contemporary interpretation of a wrought iron fence may be appropriate.

q. **SIDEWALK** - The applicant has proposed to install a front sidewalk of large stone or concrete pavers. Staff finds that the installation of a front sidewalk is appropriate; however, the applicant should follow the historic width found on Barrera.

r. **XERISCAPING** - The applicant has proposed to maintain the natural grass area in the front yard and xeriscape the sideyard with native plants. Staff recommends the applicant maintain all front yard grass and xeriscape behind the front façade of the house.

#### **RECOMMENDATION:**

Staff does not recommend approval at this time. Staff recommends the applicant address the following:

- i. That the applicant propose siding that is complementary of the historic structure for the existing additions.
- ii. That the applicant introduce columns appropriate for a Folk Victorian house.
- iii. That the applicant reduce the overall massing of the proposed accessory structure's addition.
- iv. That the applicant remove the proposed pipe trellis structure from the carport to reduce its overall mass.
- v. That the applicant include windows that are consistent with the Historic Design Guidelines, Window Policy Document.
- vi. That the applicant maintain all front yard grass and xeriscape behind the front façade of the house.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman remained this case to the DRC

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:** None

#### **THE MOTION CARRIED**

#### **26. HDRC NO. 2016-283**

**Applicant:** Leopold Castillo

**Address:** 913 BURLESON ST

#### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace all original wood windows with vinyl windows.

#### **FINDINGS:**

a. The structure at 913 Burleson was constructed circa 1930 in the Craftsman style. The applicant has proposed to replace seventeen (17) original wood windows with single hung vinyl windows. The applicant has noted that these windows will not feature a nailing edge, but will rather be inset within the walls of the structure.

b. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., historic windows should be preserved. Additionally, per 6.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. The applicant's proposed replacement windows are not consistent with the Guidelines.

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c. Per the photos provided by the applicant and based on staff's site visit on August 9, 2016, staff finds the original wood windows are in repairable condition and should be preserved.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a through c. Staff recommends the applicant repair the existing wood windows.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman denial of the applicants request

**AYES: Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain**

**NAYS:**

**THE MOTION CARRIED**

**27. HDRC NO. 2016-317**

Applicant: Joseph Garcia

Address: 906 E CROCKETT ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a wrought iron front yard fence featuring a height of 4' – 6" with a gate height of 6' – 6".
2. Replace ten historic wood windows with one over one vinyl windows.
3. Replace the existing, original wood siding with cement board siding.

**FINDINGS:**

a. The structure at 906 E Crockett was constructed circa 1925 in the Folk Victorian style and features a noncontributing rear addition constructed circa 1955. A stop work order was issued on Tuesday, July 19, 2016, for work being done without a Certificate of Appropriateness which included the replacement of the shingle roof. Prior to the replacement of the roof, there was also the replacement of original wood windows and original wood siding as well as the installation of a front yard fence and the construction of a rear covered patio.

b. Staff finds the replacement of the existing shingle roof is consistent with the Guidelines and eligible for Administrative Approval.

c. **SIDING** – The Guidelines for Exterior Maintenance and Alterations states that when exterior woodwork is beyond repair, in-kind replacement siding should be installed to match the original pattern, including exposures. The introduction of modern materials that can accelerate and hide deterioration of historic materials should not be introduced. The applicant has replaced the wood siding on each façade with cement siding. This is not consistent with the Guidelines.

d. **WINDOWS** – The applicant has replaced ten historic wood windows with one over one vinyl windows. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii. historic window should be preserved. Additionally, per 6.B.iv., new windows should be installed to match the existing windows in terms of size, type, configuration, material, form, appearance and detail. The current vinyl replacement windows are neither appropriate nor consistent with the Guidelines.

e. **FENCING** – Along the sidewalk, the applicant has installed a wrought iron fence featuring panels that vary in height from 4' – 0" to 4' – 6" and a gate that is 6' – 6" in height. According to the Guidelines for Site Elements 2.B., new fences should feature an appropriate design for the architecture of the house as well as the district and should feature an appropriate height, not to exceed four feet in height in the front yard. The current fence is neither appropriate nor consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval of items #1 through #3 based on findings a through e. Staff recommends the following:

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1. That the applicant reduce the height of the front yard fence to no more than four (4) feet in height.
2. That the applicant install wood windows comparable to the original wood windows.
3. That the applicant install wood siding comparable to the original wood siding.

If the HDRC approves the existing vinyl windows, staff recommends the applicant install wood screens that match the existing wood screens to screen the vinyl windows.

**CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Grube approval of applicants request due to the location of the home and the fact that the changes are reversible, makes this appropriate for approval.

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:**

**THE MOTION CARRIED**

**28. HDRC NO. 2016-306**

**Applicant:** Carlos McDermott

**Address:** 510 PASCHAL

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install new 10' wide decomposed granite driveway with concrete approach.

**FINDINGS:**

- a. The home at 510 Paschal is in the Tobin Hill Historic District, which was designated March 16, 2008.
- b. There is an existing front facing attached garage and a 20' concrete driveway. There is an existing front and side lawn with a concrete paver front walkway and a secondary concrete walkway to a secondary entrance. The applicant is proposing to install a 10' wide decomposed granite driveway on the left of the existing home over the existing left side lawn. According to the Guideline for Site Elements, Section 3 and 5, historic lawns should not be reduced more than 50% and historic driveway configurations and patterns should be retained and incorporated. Staff finds the additional driveway not consistent with the Guidelines because two front driveways for a single residence is not similar or compatible with the established pattern in the district.

**RECOMMENDATION:**

Staff recommends denial based on findings a and b.

**APPLICANT WITHDREW REQUEST**

**29. HDRC NO. 2016-312**

**Applicant:** Linda Ricks

**Address:** 321 E DEWEY PLACE

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove two original one over one wood windows and install two new wood one over one windows
2. Construct the front 3rd floor roof balustrade

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**FINDINGS:**

a. There are two existing front wood, one over one windows on the first floor. The applicant is proposing to remove the windows and replace with two new wood one over one windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff made a site visit August 8, 2016, and found the windows in need of repair but repairable. Staff finds the removal of these two windows not consistent with the Guidelines. Windows are an important character defining feature, therefore, staff recommends that they are retained and repaired.

b. The main structure is a two story classical revival home with a first floor porch, a second floor balcony, and a third floor dormer with one existing wood door and three windows. Both the first floor porch and second floor balcony have simple square railings. The porches are covered with a flat roof that the 3rd floor dormer accesses. The applicant is proposing to install a roof balustrade around the existing front dormer to match the existing railings. The proposed railing is 3' tall and would create a balcony 7' deep and 10.5' wide. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iv., added elements should be simple and not distract from the historic character. Staff finds that though there is no photographic evidence of a roof balustrade, there are historic examples of railings when there is roof top access.

c. HISTORIC TAX CERTIFICATION – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

**RECOMMENDATION:**

Staff recommends approval of item #2 as submitted based on finding b. If the applicant is considering the rehabilitation of the primary historic structure, staff recommends the applicant apply for Historic Tax Certification.

Staff recommends denial of item #1 based on finding a. Staff recommends that the windows be retained and repaired.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Grube to deny item #1 and approve item #2

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:**

**THE MOTION CARRIED**

**30. HDRC NO. 2016-321**

**Applicant:** Matt Bishop/Bexar Holdings, LLC

**Address:** 512 E DEWEY PLACE

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove 7 wood windows and replace with vinyl windows
2. Install window screens painted green on 7 windows

**FINDINGS:**

a. The existing wood windows have been removed and the proposed vinyl windows have been installed without prior approvals. The applicant has submitted the documentation required.

b. There are 7 wood one over one windows existing on the second floor in the rear. The applicant is proposing to remove and replace with new vinyl one over one windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. The existing wood windows are not still on site and have already been disposed of. Staff cannot comment on the condition of the existing windows, therefore does not recommend

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approval of their removal. Staff made a site visit August 8, 2016, and found the windows are in the rear and visible from the alley. Staff finds the proposal not consistent with the Guidelines. Windows are an important character defining feature, therefore, staff recommends that they are retained and repaired.

c. There 7 wood windows to not have existing screens. The applicant is proposing to install 7 wood one over wood screens painted green to match existing wood screens found on the front of the building. According to the Guidelines for Exterior Maintenance and Alterations 6.B.ix., wood screens should match profile, size, tint and design of those historically found. Staff finds the screens consistent with the Guidelines.

**RECOMMENDATION:**

Staff recommends denial of item #1 based on findings a and b.

Staff recommends approval of item #2 based on finding c with the stipulation that the window screen tint match the tint of those screens found on the front of the building

**CASE COMMENTS:**

Work was done without approval and the applicant has submitted all required items

**COMMISSION ACTION:**

The motion was made by Commissioner Grube and seconded by Commissioner Connor to Approve items #1 & #2 with the stipulation that the windows that are redone must be covered with wood screens.

**AYES: Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain**

**NAYS:**

**THE MOTION CARRIED**

**31. HDRC NO. 2016-303**

Applicant: Emily Ryba/ Pursuant Ventures Development, LLC

Address: 325 W MISTLETOE

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish a non-contributing rear addition
2. Construct a new rear 470 square foot addition at the rear of the primary historic structure
3. Enclose non-original door opening on the right façade with a wood 4 over 1 window match existing windows
4. Install railing along the existing porch and replace existing wrought iron with wooden railing
5. Repair 6 wood 1 over 1 windows on previous additions and modify to be a 4 over 1 configuration
6. Remove 3 windows on the left elevation, modify openings and install new wood 4 over 1 windows

**FINDINGS:**

a. **EXISTING ADDITIONS** – The existing structure is in the Monte Vista Historic District, which was designated 7/17/1975. There are two existing additions on the rear of the primary structure. The applicant is proposing to remove those existing rear additions and build a new addition on the rear. Staff did not find the existing additions on the 1935 Sanborn map and finds the removal of these additions appropriate.

b. **TRANSITION** – The existing structure is a bungalow with crafts features, a gable on hip roof with composition shingles, wood siding and a front porch. The applicant is proposing to construct an addition at the rear of the original structure, inset from the original on the left elevation and with a change in roof line on the right elevation. According to the Guidelines for Additions 1.A.iv., additions should feature a transition between the old and the new. Staff finds this transition consistent with the Guidelines.

c. **SCALE, MASSING, FORM** – On the rear, there is an existing attic dormer on a hipped roof. The proposed addition has a gable on hip roof, is below the existing dormer roof height, and has a matching the footprint of the existing additions on the left and right and extends approximately 3.5' straight beyond the existing footprint. According to the Guidelines for Additions 1.A., additions should be sited to minimize visual impact from the public right of way, utilize a similar roof form, and have a height consistent with the primary structure. Staff finds the proposed addition's height, form, and foundation height are consistent with the Guidelines.

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d. **MATERIALS** – The main structure has composition shingles and wood siding. The applicant is proposing to use wood siding and composition shingles. According to the Guidelines for Additions 3.A.i., materials should be compatible with the materials of the original structure. Staff finds the proposal consistent with the Guidelines.

e. **ARCHITECTURAL DETAILS** – The existing structure has exposed roof overhanging beams and craftsman style columns on the front porch. The applicant is proposing to the same exposed beams in the overhangs on the addition and the shed roof of the rear porch. The applicant is also proposing to have simple wood supports for the proposed rear porch roof. According to the Guidelines for Additions 4.A.ii., details should be in keeping with the architectural style of the original structure but simple in design. Staff finds the proposed details consistent with the Guidelines.

f. **WINDOWS** – The existing structure has wood one over one windows, 4 over 1, and 9 over 1 windows. The applicant has noted the installation of 6 new wood 4 over 1 and installing a salvaged wood 2 over 2 window. According to Guidelines for Additions 4.A., window details should correspond with the architectural style of the original structure. Staff finds the proposed windows match the proportions of the existing.

g. **DOORS** - The applicant is proposing to install one wood French door at the rear, and one wood door with 3 by 3 divided lights on the right elevation of the proposed addition. According to Guidelines for Additions 4.A., details should correspond with the architectural style of the original structure. Staff finds the proposed doors match the proportions of the existing. The proposal is consistent with the Guidelines, but recommends that the applicant salvage and use the existing rear wood door with single window light.

h. **DOOR OPENING** – There is an existing wood door on the left elevation. The applicant is proposing to fill in the door opening and install a wood 4 over 1 window. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., openings should be preserved. Staff finds the opening not original to the historic façade. The bay is present on the 1935 Sanborn. Historically, there would have been a window on those bays, and not a door. Staff finds the proposal appropriate.

i. **RAILING** – There are existing wrought iron railings on either side of the existing front porch steps. The applicant is proposing to remove iron metal railings and add 36" tall wood railing along the front and side of the porch and along both sides of the front steps where the metal railing exists. According to the Guidelines for Exterior Maintenance and Alterations, new elements should be simple, not distract and correspond with the architectural style of the historic structure. Staff finds the proposed railings simple and appropriate for the style of the home, thus consistent with the Guidelines.

j. **WINDOW MODIFICATIONS** - The applicant is proposing to repair 6 wood one over one windows on previous additions and modify to a 4 over 1 configuration. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff finds the existing windows that the applicant is proposing to be removed are not original according to the 1935 Sanborn map. Staff finds the modification to the windows appropriate and consistent with the window policy.

k. **WINDOW REPLACEMENT** – The applicant is proposing to remove 3 windows of various sizes on the left elevation, modify their openings and install new wood 4 over 1 windows that are shorter in height and centered pushed left. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Also, the Guidelines state that window openings should be preserved. Staff finds the proposal to modify the openings and remove the existing windows not consistent with the Guidelines. Windows are an important character defining feature, therefore, staff recommends that they are retained and repaired.

l. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years..

#### **RECOMMENDATION:**

Staff recommends approval of items #1 through #6 based on findings a through k with the following stipulations:

1. That the original windows and their openings be retained and repaired as noted in finding k.
2. That the applicant revise the drawings with the proposed window changes and re-submit them to staff prior to receiving a Certificate of Appropriateness.
3. If the applicant is considering the rehabilitation of the primary historic structure, staff recommends the applicant apply for Historic Tax Certification.

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**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Grube approve with staff stipulations.

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:**

**THE MOTION CARRIED**

**Approval of Meeting Minutes – August 3, 2016**

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Grube to approve August 3, 2016 minutes.

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:**

**THE MOTION CARRIED**

**Move to Adjourn:**

**COMMISSION ACTION:**

The motion was made by Commissioner Connor & seconded by Commissioner Feldman to adjourn.

**AYES:** Guarino, Connor, Feldman, Garza, Salmon, Grube, Laffoon, Brittain

**NAYS:**

**THE MOTION CARRIED**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 6:00 P.M.

APPROVED



Michael Guarino  
Chair